



Enterprise Town Advisory Board AGENDA

Date & Time: June 10, 2015, 6:00 p.m.
Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.
Board Members: Frank J. Kapriva – Chair Cheryl Wilson– Vice-Chair
David Chestnut Laura Ring
Secretary: Edie Krieger 702-361-2341, ediekrie@gmail.com
Posting Locations: Windmill Library, Einstein Bros. Bagels 3837 Blue Diamond Rd,
Posted: June 4, 2015 Enterprise Library 25 E. Shelbourne Avenue, Whole Foods Market 6689 LVBS
www.clarkcountynv.gov

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All items listed on the agenda are for action by the Enterprise Town Advisory Board unless otherwise noted. Action may consist of any of the following: recommend approval, recommend denial, and recommend conditions of approval hold or table.

The Windmill Library is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
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CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

INTRODUCTION OF COUNTY STAFF:

PROCEDURES & CONDUCT:

1. This meeting has been duly notified and is conducted in conformance with open meeting law.
2. Please turn off or mute all cell phones, pagers & other electronic devices.
3. Please take all private conversations outside the room
4. Request all attendees sign in
5. Observe the protocol for speaking before the Board. The protocol is posted in the meeting room. Also see Public Comments guidelines below.

PUBLIC COMMENTS:

This is a period devoted to comments by the general public about items on **this** agenda only. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Zoning Agenda Items at the time they are presented. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Public Comments" period listed at the end of this agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

REGULAR BUSINESS

1. Approve the Minutes for the meeting held on May 27, 2015. (Requires a vote of the Board.)
2. Approve the Agenda with any corrections, deletions or changes. (Requires a vote of the Board.)
 1. Items on the agenda may be taken out of order.
 2. The Town Advisory Board may combine two or more agenda items for consideration.
 3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair
SUSAN BRAGER – TOM COLLINS – CHRIS GIUNCHIGLIANI – MARY BETH SCOW – LAWRENCE WEEKLY
DON BURNETTE, County Manager

Meeting Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.



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ANNOUNCEMENTS

PRESENTATION

Discussion of the sign code re-write (For discussion only)

ZONING AGENDA:

1. **VS-0287-15 – ZUFFA LANDCO, LLC:**
AMENDED VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Rafael Rivera Way and between Torrey Pines Drive and El Camino Road within Enterprise (description on file). SS/gc/ml (For possible action) **06/17/15 BCC**
PREVIOUS ACTION
Enterprise TAB May 27, 2015: HELD to the June 10, 2015 TAB per request of the applicant. (Not previously heard)
2. **ZC-0217-15 – PANNEE LEITCH MCMACKIN SEPARATE PPTY TRUST, ET AL:**
ZONE CHANGE to reclassify 9.2 acres from R-E (Rural Estates Residential) Zone (under resolution of intent to R-3 (Multiple Family Residential) Zone) to U-V (Urban Village - Mixed Use) Zone in the MUD-3 Overlay District.
DESIGN REVIEW for a mixed use development. Generally located on the east side of Dean Martin Drive, 660 feet south of Cactus Avenue within Enterprise (description on file). SB/dg/ml (For possible action) **06/17/15 BCC**
3. **UC-0252-15 – GALACTIC 2000 TRUST:**
USE PERMITS for the following: **1)** allow accessory structures not architecturally compatible with the principal structure (single family residence); **2)** waive design standards for an accessory structure; **3)** allow an accessory structure to exceed one-half the footprint of the principal structure (single family residence); and **4)** allow the cumulative area of all accessory structures to exceed the footprint of the principal structure (single family residence).
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for an accessory structure in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Ullom Drive and the north side of Maulding Avenue within Enterprise. SS/pb/ml (For possible action) **07/07/15 PC**
4. **VS-0306-15 – VIC INVESTMENTS, INC:**
VACATE AND ABANDON easements of interest to Clark County located between Ullom Drive and Cameron Street, and between Warm Springs Road and Capovilla Avenue (alignment) within Enterprise (description on file). SS/co/ml (For possible action) **07/07/15 PC**
5. **DR-0317-15 – BCP-RAINBOW & BADURA, LLC:**
DESIGN REVIEW for modifications to an approved shopping center on 3.7 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southeast corner of Rainbow Boulevard and Badura Avenue within Enterprise. SS/al/ml (For possible action) **07/08/15 BCC**

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6. **VS-0152-13 (ET-0034-15) – RICHMOND AMERICAN HOMES NV, INC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Ford Avenue and Cougar Avenue and between Hualapai Way (alignment) and Grand Canyon Drive, and a portion of right-of-way being Conquistador Street located between Ford Avenue and Cougar Avenue in an R-E (Rural Estates Residential) Zone within Enterprise (description on file). SB/co/ml (For possible action) **07/08/15 BCC**
7. **TM-0082-15 - ROOHANI KHUSROW FAMILY TRUST, ET AL:**
TENTATIVE MAP consisting of 21 single family residential lots and common lots on 7.5 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the west side of Lindell Road and the south side of Agate Avenue within Enterprise. SB/pb/ml (For possible action) **07/08/15 BCC**
8. **TM-0091-15 – TOMBLAINE ASSOCIATES, LLC:**
TENTATIVE MAP consisting of 363 single family residential lots, 1 cell tower lot, 1 non-developable lot, and common lots on 159.6 acre portion of 315.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Erie Avenue and Starr Hills Avenue within Enterprise. SB/rk/ml (For possible action) **07/08/15 BCC**
9. **TM-0093-15 - SDIP SW1, LLC & SDIP SW2, LLC:**
TENTATIVE MAP consisting of 41 single family residential lots and common lots on 5.3 acres in an R-2 (Medium Density Residential) Zone with a portion of the development in the MUD-4 Overlay District. Generally located on the south side of Serene Avenue, 660 feet west of Grand Canyon Drive (alignment) within Enterprise. SB/pb/ml (For possible action) **07/08/15 BCC**
10. **TM-0094-15 - LONG TERM LAND HOLDINGS, INC:**
TENTATIVE MAP consisting of 155 single family residential lots and common lots on 30.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Jones Boulevard and the north side of Jo Rae Avenue (alignment) within Enterprise. SB/dg/ml (For possible action) **07/08/15 BCC**
11. **VS-0299-15 - ROOHANI KHUSROW FAMILY TRUST, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Duneville Street (alignment) and Lindell Road (alignment) and between Oleta Avenue and Agate Avenue (alignment) within Enterprise (description on file). SB/pb/ml (For possible action) **07/08/15 BCC**
12. **VS-0325-15 – TOMBLAINE ASSOCIATES, LLC:**
VACATE AND ABANDON portions of Bureau of Land Management (BLM) right-of-way grants for roads, flood control, and drainage located between Erie Avenue and Starr Avenue (alignment) and between Starr Hills Avenue and Torrey Pines Drive within Enterprise (description on file). SB/rk/ml (For possible action) **07/08/15 BCC**

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DON BURNETTE, County Manager

Meeting Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.



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13. **VS-0331-15 - LONG TERM LAND HOLDINGS, INC:**
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Westwind Road (alignment) and between Jo Rae Avenue (alignment) and Le Baron Avenue (alignment), and a portion of a right-of-way being Duneville Street located between Jo Rae Avenue (alignment) and Le Baron Avenue (alignment), and a portion of Jones Boulevard located between Jo Rae Avenue (alignment) and Le Baron Avenue (alignment) within Enterprise (description on file). SB/dg/ml (For possible action) **07/08/15 BCC**
14. **WS-0309-15 – VILCHIS, PRISCILLA:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for a second floor addition and other modifications to an approved medical marijuana establishment (cultivation and production) in an existing office/warehouse building on 0.7 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located 185 feet north of Martin Avenue and 128 feet west of Schuster Street within Enterprise. SS/pb/ml (For possible action) **07/08/15 BCC**
15. **WS-0313-15 – JONES 215, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow modified landscaping; **2)** modified CMA standards; **3)** requirement for a trash enclosure; and **4)** full off-site improvements (temporary driveway).
DESIGN REVIEW for an expansion to an existing vehicle sales (automobile) facility on a 2.8 acre portion of 16.7 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Torrey Pines Drive, 550 feet south of Roy Horn Way within Enterprise. SS/pb/ml (For possible action) **07/08/15 BCC**
16. **ZC-0209-15 – NP SUNSET LINDELL, LLC, ET AL:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 11.3 acres (previously notified as 10.3 acres) from R-E (Rural Estates Residential) (AE-60) Zone and C-2 (General Commercial) (AE-60) Zone (not previously notified) to M-D (Designed Manufacturing) (AE-60) Zone for an office warehouse and a distribution center in the CMA Design Overlay District.
DESIGN REVIEWS for the following: **1)** a distribution center (previously notified as a warehouse building and a distribution center); and **2)** alternative parking lot landscaping (not previously notified). Generally located on the east side of Lindell Road and the south side of Sunset Road within Enterprise (description on file). SS/al/ml (For possible action) **07/08/15 BCC**
PREVIOUS ACTION
Enterprise TAB April 29, 2015: HELD to the May 13, 2015 TAB per request of the applicant. (Not previously heard)
Enterprise TAB May 13, 2015: HELD to the June 10, 2015 TAB and July 8, 2015 BCC per request of the applicant. (Not previously heard)



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17. **ZC-0298-15 – ROOHANI KHUSROW FAMILY TRUST, ET AL:**
ZONE CHANGE to reclassify 7.5 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-D (Suburban Estates Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; **2)** alternative landscaping; and **3)** off-site improvements including reduced paving.
DESIGN REVIEW for a single family residential development. Generally located on the west side of Lindell Road and the south side of Agate Avenue within Enterprise (description on file). SB/pb/ml (For possible action) **07/08/15 BCC**
18. **ZC-0324-15 – TOMBLAINE ASSOCIATES, LLC:**
ZONE CHANGE to reclassify a 159.6 acre portion of 315.0 acres from R-E (Rural Estates Residential) Zone and P-F (Public Facility) Zone to R-2 (Medium Density Residential) Zone.
DESIGN REVIEW for a final grading plan for a single family residential subdivision within the Hillside Area. Generally located on the southwest corner of Erie Avenue and Starr Hills Avenue within Enterprise (description on file). SB/rk/ml (For possible action) **07/08/15 BCC**
19. **ZC-0329-15 – SDIP SW1, LLC & SDIP SW2, LLC:**
ZONE CHANGE to reclassify 5.3 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
DESIGN REVIEW for a single family residential development with a portion of the development in the MUD-4 Overlay District. Generally located on the south side of Serene Avenue, 660 feet west of Grand Canyon Drive (alignment) within Enterprise (description on file). SB/pb/ml (For possible action) **07/08/15 BCC**
20. **ZC-0330-15 – LONG TERM LAND HOLDINGS, INC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall height; **2)** increased building height; **3)** reduced rear yard setbacks; **4)** over-length cul-de-sac; and **5)** modified street improvements in accordance with Clark County's Uniform Standard Drawings.
WAIVERS OF CONDITIONS of a zone change (NZC-1455-04) requiring right-of-way dedication to include 60 feet for LeBaron Avenue and zone change (ZC-1623-06) requiring the following: **1)** right-of-way dedication to include 30 to 60 feet for Duneville Street from Silverado Ranch Boulevard to Jo Rae Avenue; and **2)** right-of-way dedication to include 30 feet for unnamed street along the eastern boundary of APN's 176-25-201-003 and 176-25-201-008.
DESIGN REVIEW for a single family residential development on 30.0 acres. Generally located on the east side of Jones Boulevard and the north side of Jo Rae Avenue (alignment) within Enterprise (description on file). SB/dg/ml (For possible action) **07/08/15 BCC**
21. **ZC-0333-15 – CSA DEVELOPMENT, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-D (Suburban Estates Residential) Zone.
DESIGN REVIEW for a single family residential subdivision. Generally located on the northeast corner of Haven Street and Frias Avenue within Enterprise (description on file). SS/al/ml (For possible action) **07/08/15 BCC**



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22. **TM-0079-15 – CFT LANDS, LLC, & USA:**
TENTATIVE MAP consisting of 75 single family residential lots on 10.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Silverado Ranch Boulevard and the west side of Edmond Street within Enterprise. SB/gc/ml (For possible action) **06/17/15 BCC**
PREVIOUS ACTION
Enterprise TAB May 27, 2015: HELD to the June 10, 2015 TAB per request of the applicant. (Not previously heard)
23. **ZC-0290-15 – CFT LANDS, LLC, & USA:**
ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall height; and **2)** increased building height.
DESIGN REVIEW for a single family residential development. Generally located on the north side of Silverado Ranch Boulevard and the west side of Edmond Street within Enterprise (description on file). SB/gc/ml (For possible action) **06/17/15 BCC**
PREVIOUS ACTION
Enterprise TAB May 27, 2015: HELD to the June 10, 2015 TAB per request of the applicant. (Not previously heard)
24. **TM-0080-15 – KHUSROW ROOHANI FAMILY TRUST:**
TENTATIVE MAP consisting of 46 single family residential lots and common lots on 5.1 acres in an RUD (Residential Urban Density) Zone. Generally located on the southeast corner of Cactus Avenue and Mann Street within Enterprise. SB/gc/ml (For possible action) **06/17/15 BCC**
PREVIOUS ACTION
Enterprise TAB May 27, 2015: HELD to the June 10, 2015 TAB per request of the applicant. (Not previously heard)
25. **VS-0293-15 – KHUSROW ROOHANI FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Levi Avenue and between Mann Street and El Camino Road, and a portion of right-of-way being Cactus Avenue located between Mann Street and El Camino Road within Enterprise (description on file). SB/gc/ml (For possible action) **06/17/15 BCC**
PREVIOUS ACTION
Enterprise TAB May 27, 2015: HELD to the June 10, 2015 TAB per request of the applicant. (Not previously heard)
26. **WS-0292-15 – KHUSROW ROOHANI FAMILY TRUST:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate open space requirements.
DESIGN REVIEW for a single family residential development on 5.1 acres in an RUD (Residential Urban Density) Zone. Generally located on the southeast corner of Cactus Avenue and Mann Street within Enterprise. SB/gc/ml (For possible action) **06/17/15 BCC**
PREVIOUS ACTION
Enterprise TAB May 27, 2015: HELD to the June 10, 2015 TAB per request of the applicant. (Not previously heard)



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27. **VS-0226-15 – SILVERADO PROMENADE, LLC:**
VACATE AND ABANDON a portion of right-of-way being Giles Street located between Silverado Ranch Boulevard and Jo Rae Avenue and a portion of right-of-way being Landberg Avenue located between Giles Street and Haven Street within Enterprise (description on file). SS/co/xx (For possible action) **PC 06/16/15**
PREVIOUS ACTION
Enterprise TAB April 29, 2015: HELD to the May 27, 2015 TAB per request of the applicant. (Not previously heard)
Enterprise TAB May 27, 2015: HELD to the June 10, 2015 TAB per request of the applicant. (Not previously heard)

GENERAL BUSINESS:

Arden Rail Business Park Overlay Concept for discussion and recommendation to Board of County commissioners. (For possible action)

PUBLIC COMMENTS

No discussion, action, or vote may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

NEXT MEETING DATE: July 1, 2015, 6:00 pm

ADJOURNMENT:

BOARD OF COUNTY COMMISSIONERS
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